



YOUR NEXT CHAPTER, RESHAPED

Experience an unparalleled and refined way of living at The King's Collection, a truly exceptional and highly sought-after selection of exquisitely designed one, two, and three-bedroom apartments and penthouses.

Nestled within the prestigious King Edward VII Estate,
The King's Collection is situated at the very heart of
the breathtaking South Downs National Park. Here,
residents can indulge in a harmonious blend of
timeless Arts & Crafts architecture, coupled with the
very best in luxurious, contemporary living.

This magnificent estate is surrounded by 165 acres of lush woodland and meticulously landscaped green spaces, offering a serene, private retreat, all while remaining just a short journey away from the vibrant city of London. At The King's Collection, elegance, comfort, and convenience come together to offer a lifestyle unlike any other.

GLORIOUS VIEWS, REDISCOVERED

Set within 165 acres of woodland,
The King's Collection within the King Edward VII
Estate seamlessly blends into the South Downs,
London's closest National Park. Living here, you
will enjoy walks through outstanding natural
beauty, with easy access to charming villages,
historic towns and the buzz of London. It is an
exceptional location, combining rural tranquillity
and stunning landscapes with a rich social and
cultural scene.





COUNTRY LIVING, REIMAGINED

Enjoy country life from a new perspective at The King's Collection. There are miles of footpaths on the doorstep, the most notable being the South Downs Way, and acres of woodland to explore for fresh air, undisturbed peace and time in nature.

Just a mile away, Midhurst is surrounded by wonderfully diverse countryside including acres of attractive downland, woodland, wetland and heath — perfect for active pursuits such as walking, cycling and horse-riding.

There is also the social side of this country lifestyle: fresh produce from local shops, farmers' markets and gastro pubs; golf, polo, shooting and fishing at Cowdray; and prestigious events at Goodwood. There's sailing and beaches at the South Coast too, only 18 miles away.













LEGENDARY GARDENS

Winner of the prestigious Sussex Heritage Trust Award 2023, the listed gardens are so beautifully crafted they are as much part of the estate's character as the buildings themselves. Designed by highly influential landscape designer Gertrude Jekyll, the gardens at King Edward VII Estate were one her most ambitious and complex projects, with some 40 planting drawings produced.

They are a superb example of a therapeutic garden and encapsulated many of the aspirations and preferences of the Edwardian era. Detailed planting plans based on the original drawings have been developed to restore, as much as possible, the original intention of the planting.

The resulting gardens are a peaceful and enchanting space for residents to enjoy, taking in the scents and colours of this rich seasonal tapestry.



REGROWN



ESTATE LIVING, REDRAWN

- 1 CITY & COUNTRY SALES SUITE
- 2 KING EDWARD VII SANATORIUM City & Country has restored the original Sanatorium into exquisite apartments.
- (3) ENGINE HOUSE AND COTTAGES
- THE CHAPEL AND SWIMMING POOL*

The Grade II* Listed Chapel will be restored for proposed community use such as a shop or café* with the swimming pool adjacent.

- 5 THE KING'S COLLECTION
 1, 2 & 3 bedroom apartments and penthouses.
- 6 NURSES ACCOMMODATION
- 7 GERTRUDE JEKYLL GARDENS
 The original gardens have been replanted and restored using references from Gertrude Jekyll's original drawings.

- 8 SOUTH MEADOW
 With beautiful views
 of the South Downs.
- 9 COPPICE WOOD
- (10) NIGHTJAR WALK
- THE PLANTATION

 This has been restored to its former glory.
- (12) WOOLBEDING COMMON,
 NATIONAL TRUST
 Lowland heath with stunning
 views supporting rare birds.
- (13) PROPOSED PADEL COURT*
- 14) FUTURE DEVELOPMENT
- MEASURED WALKS
 The Measured Walks were planned so that the medical superintendent, Dr Bardswell, could prescribe 'the right walk with proper gradient for each degree of lung power'. Many of these walks have been reinstated for use by all residents.

*Subject to stage of development/level of demand.

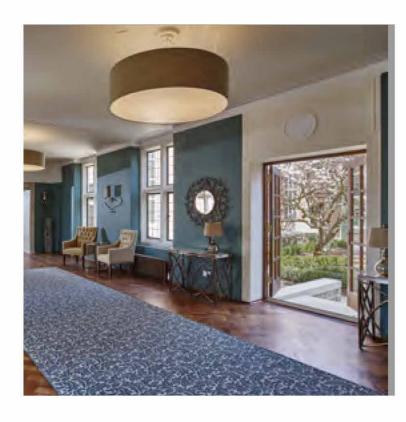


EVERY DAY MANAGEMENT

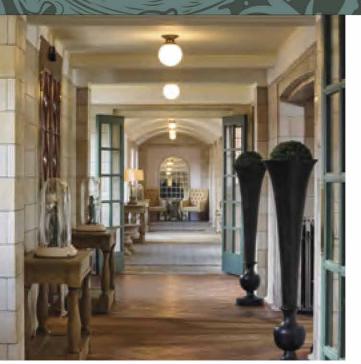
Carefully selected to meet the ethos of King Edward VII Estate, the Building Manager will not only greet and assist you and your guests, but also ensure that the Estate and the residents' facilities are run and managed effectively and efficiently.

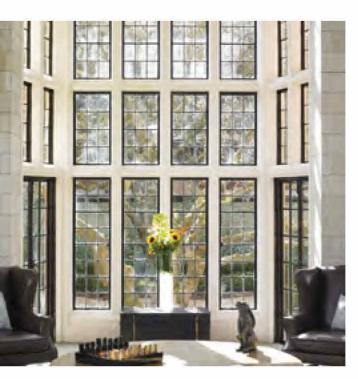
The Building Manager will help you make the most of living on this wonderful estate as a key contact for residents.

Whether you are at home or away, a discrete building security presence will be maintained to ensure your peace of mind at all times.













BEAUTIFUL SPACES WHERE YOU CAN RELAX

King Edward VII Estate affords many opportunities to socialise and benefit from a range of on-site communal spaces.

Within the former sanatorium is a reception area with minstrels' gallery, while the former Ladies' Reading Room has been beautifully restored and boasts double height bay windows that overlook the south-facing gardens, original tiling, intricate plasterwork and business-grade Wi-Fi.

Meanwhile, to the west of the main sanatorium, the impressive Grade II*
listed chapel takes its place at the heart of estate, with plans for a multi-functional space in discussion.

These spaces are open to residents of
The King's Collection and provide elegant
places for relaxing, entertaining or socialising,
while ample parking is available on site for
both residents and their guests.

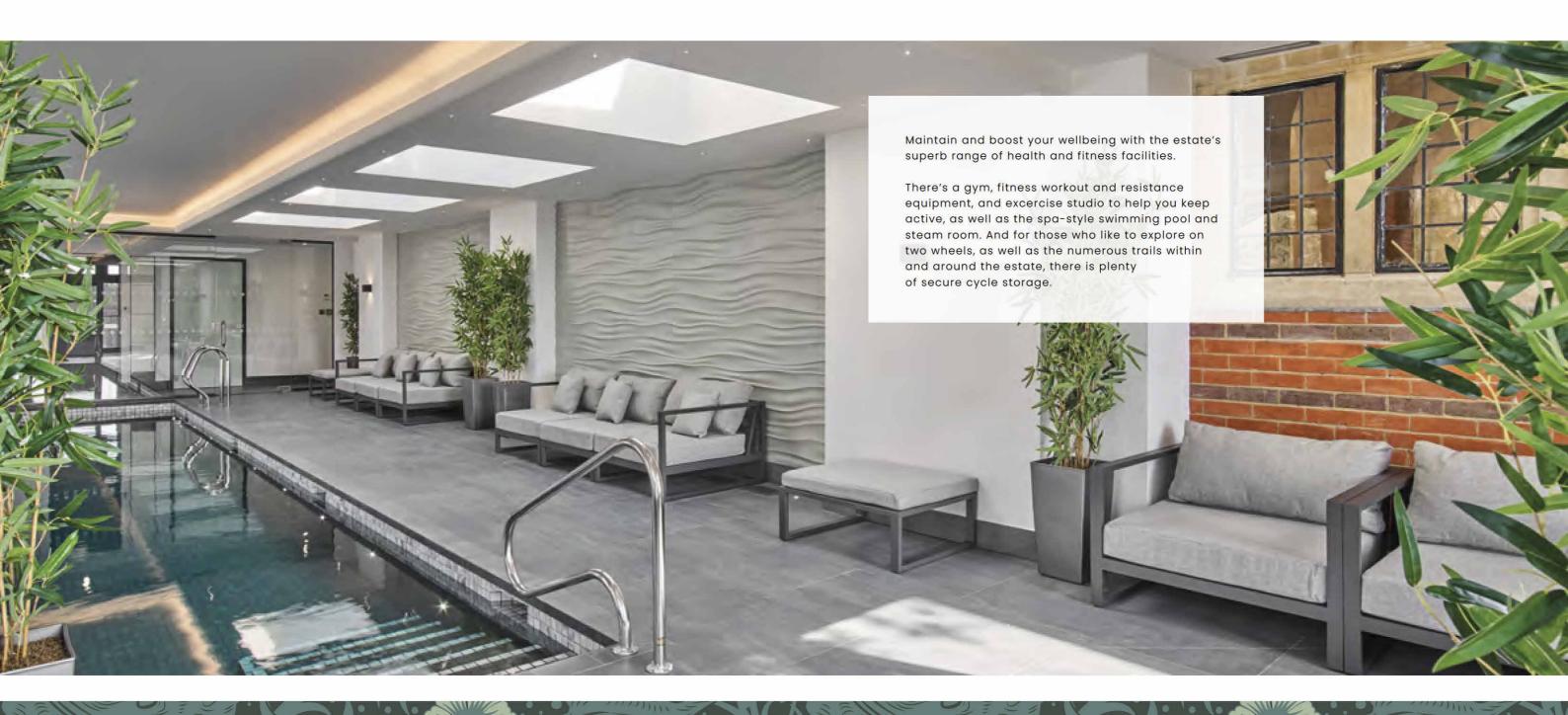
"At City & Country, it's really important for us to create communities at the heart of our developments. At King Edward VII Estate, we've created a number of community facilities, including historic dining rooms. There's a room that the residents can sit in and have a cup of coffee or they can book for a drinks party. That really creates a focal hub for the community."

Simon Vernon-Harcourt Design & Planning Director



BODY AND MIND,

RERESEE





THE KING'S COLLECTION

The King's Collection represents the very best and most exclusive properties at King Edward VII Estate, designed to take full advantage of the wonderful views over the South Downs. Carefully crafted by City & Country, these new one, two and three bedroom homes offer the perfect balance of contemporary apartment living and understated luxury.

Most properties include their own outside space – either a terrace, balcony or private garden – while light and space, carefully selected materials, traditional craftsmanship and the latest technology create the ultimate in prestigious country living.



CONTEMPORARY LIVING, REDESIGNED

When designing The King's Collection, City & Country was mindful of the need to ensure that the new buildings complemented the rich heritage and design concepts of the original King Edward VII Estate, paying careful consideration to the relationship between old and new.

The exteriors of the new buildings have been meticulously designed to mirror the imposing sanatorium that sits alongside, using local Sussex red bricks and natural materials.

Brick detailing, arches and stone banding feature prominently, whilst horizontal layering provides a visual link to the heritage buildings, allowing The King's Collection to sit in harmony with its surroundings.





"When designing The King's Collection it was important we created a building that embodied the design ethos of the sanatorium, a modern interpretation of the Grade II* listed building that brings together a traditional design language and the very best in modern materials, technology and efficiency."

Simon Vernon-Harcourt Design & Planning Director

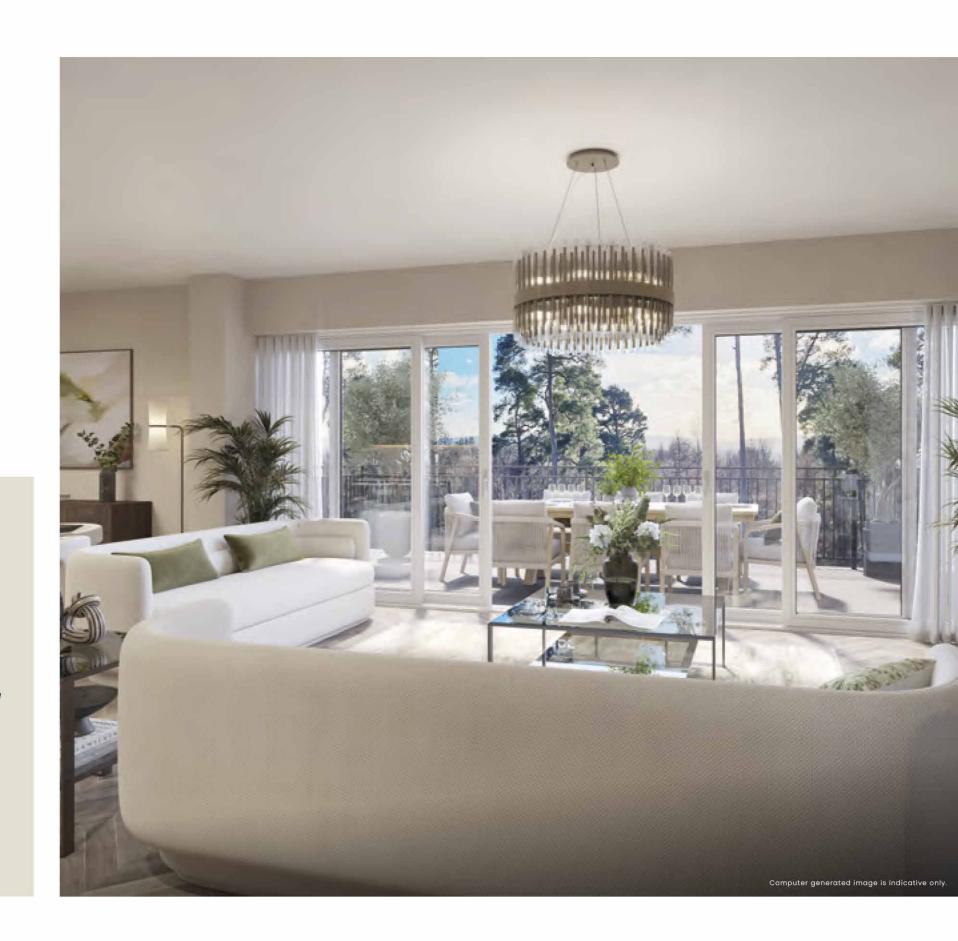
MODERN INTERIORS, REFINED



Every apartment in The King's Collection has been carefully created by City & Country's in-house team of architects and designers to provide modern living spaces that embrace natural light and offer unparalleled views of the surrounding landscape.

"The Kings Collection offers a truly
exceptional living experience.
The combination of historic charm with
modern luxury really stands out.
The spacious layouts and carefully
curated interiors with high-end appliances
and finishes make the apartments feel
both comfortable and stylish. Every element
of the interiors has been carefully considered
to compliment the historic development
whilst maintaining a modern edge to
appeal to a wider audience and to stand
the test of time."

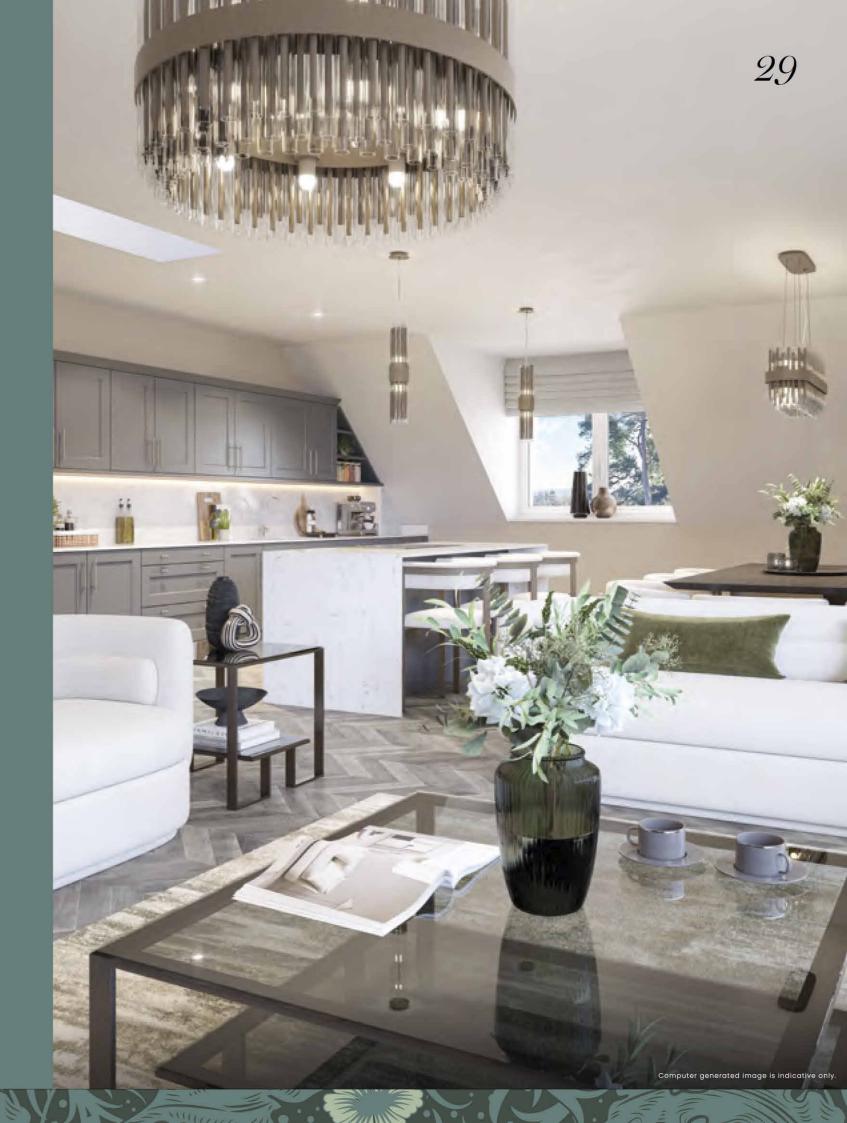
Clementine Collins Interior Designer



THE HEART OF THE HOME, REVITALISED

Custom kitchens in natural hues give a contemporary style that provides a pleasing contrast with the rich heritage of the wider estate. Each one is carefully designed to suit the layout of the individual apartment, creating an easy flow and the perfect space in which to entertain or unwind.

All kitchens are fitted with quartz worktops and premium integrated appliances, and feature state-of-the-art technology including smart Wi-Fi connectivity.





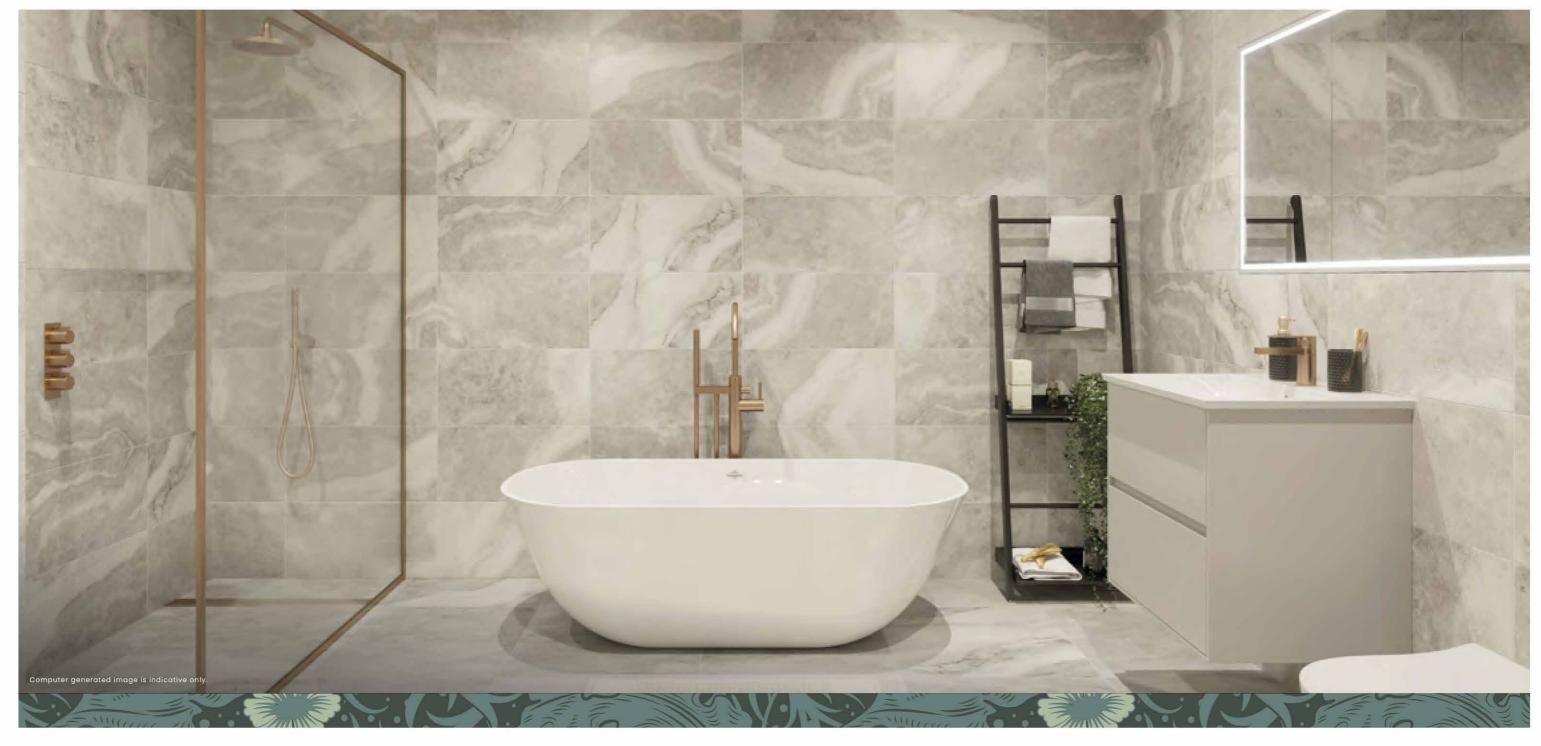
SPACE TO REST AND RECHARGE

Stylish and indulgent, the bedrooms at
The King's Collection are the perfect place in
which to escape the daily routine and simply relax.

Designed with a neutral colour palette and spacious layouts, they make the most of the available natural light, while providing seclusion and a feeling of warmth.

In these tranquil sanctuaries you can enjoy both comfort and practicality, with features such as walk-in wardrobes, built-in storage and en-suites to most homes.





LUXURIOUS RETREATS

Bathrooms feature modern fixtures and fittings alongside elegant porcelain tiles, creating a serene space to unwind in after a busy day.

Stylish sanitaryware from Villeroy & Boch and brassware from Crosswater and Vado are just some of the details that bring a sense of spa style luxury to every home here.



LOCAL STYLE, REDEFINED

Explore the many local treasures in Midhurst, just a short drive away, for shopping, eating out, sightseeing and culture.

The Cowdray Estate, less than three miles from The King's Collection, is a stunning country house set in 16,000 acres at the foot of the South Downs. With a café, farm shop, evening dining experiences, golf club and programme of events, it is an exceptional destination to have so close by.

Haslemere is a quaint market town, steeped in history and the perfect place to shop, dine or stay a while and explore the beautiful surrounding countryside.

A little further north is Godalming, with a charming and bustling high street, while the historic town of Guildford is a major destination for shopping, dining and entertainment. Its cobbled streets are lined with an enticing mix of shops boutiques, cafés, restaurants, pubs and bars, as well as theatres, a cinema and live music venues.

The Cathedral City of Chichester is another gem within easy reach. Rich in architectural history, it remains one of the country's best preserved Georgian cities with broad shopping streets meeting at the medieval Market Cross which dates back to 1501. Home to two theatres and the Festival of Chichester, a month-long celebration of the arts, the city is a real cultural hub too.











YOUR SOCIAL CALENDAR, REWRITTEN

Home to beautiful estates and vibrant towns, Sussex enjoys a year-round programme of exciting and eclectic events. It also produces around a quarter of all English wine, providing ample opportunities for enjoyable days out touring vineyards and sampling their wares.

With The King's Collection as your home, you are perfectly positioned to enjoy some of the South East's most prestigious events, and a variety of fairs and festivals.





GOODWOOD REVIVAL PETWORTH LITERARY FESTIVAL VINEYARD TOUR AND WINE TASTING AT TINWOOD ESTATE

AUTUMN



POLO AT COWDRAY ESTATE

FESTIVAL OF SPEED AT

GOODWOOD

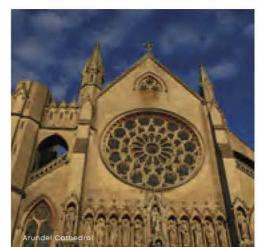




SPRING

MIDHURST VINTAGE FAIR
RACING AT GOODWOOD
ARUNDEL TULIP FESTIVAL





WINTER

CAROLS AT ARUNDEL CATHEDRAL

CHRISTMAS MARKET AT PETWORTH

COWDRAY ESTATE CHRISTMAS BALL



LONDON LIFE, REVISITED

Living at The King's Collection you can still be part of London's dynamic and diverse lifestyle. With an abundance of things to see and do every day and evening of the week, whatever your interests, London is one of the world's most exciting cities.

Direct trains from Haslemere station arrive at
London Waterloo, from where you can walk straight onto
the South Bank with its riverside views, galleries, theatres,
performance venues and restaurants. Head over the river
to the West End for more theatre, shopping and dining,
or access the rest of the capital, including the City and
Canary Wharf, quickly via the Tube.

ALL WITHIN EASY REACH

With such beautiful parkland surroundings, you could be forgiven for thinking The King's Collection is far removed from transport links. In fact, it is well connected by road and rail to both national networks, so you can easily travel around the South East.

Whether you are commuting to London for work or visiting for leisure, a journey time of under an hour from Haslemere is certainly well worth the opportunity to live in such a historic and magical sylvan setting. Chichester and Guildford are also within 40 minutes' drive.













Journey times and distances are approximate. Source: Google Maps and www.nationalrail.co.uk



AN HISTORIC ESTATE, REBORN

Built in 1901, the King Edward VII Sanatorium was officially opened by His Majesty King Edward VII on 6th June 1906, and heralded as one of the finest hospital buildings of its time. A statement of classic 20th century architecture, it draws on a wide range of design influences from Egyptian to Art Deco and the William Morris Arts and Crafts movement.

The design for the sanatorium was undertaken by an important triumvirate of the day: celebrated Edwardian architects Charles Holden and Percy Adams, and renowned landscape garden designer Gertrude Jekyll.

At The King's Collection you can be part of the next chapter in this award-winning historic estate's story, enjoying the very best contemporary interiors in what is some of the finest accommodation in the area, all within a building designed to embrace the estate's distinctive design history.





WELCOME TO CITY & COUNTRY

City & Country is a family business with over 60 years of experience that has a genuine passion to conserve, restore and newly create Britain's architectural heritage. We are immensely proud of our reputation as the UK's leading heritage developer. Embracing the best of the present, through exceptional design and build standards, we sensitively add value to very special places for the enjoyment of those today and for future generations to cherish.

CHOICE OF HOMES

We offer our customers an unrivalled choice of properties in some of the UK's most desirable locations. From city penthouses to country mansions, modern studio apartments and traditional family homes, and from countryside to the coast, you will find the perfect home for your lifestyle.

QUALITY, SPECIFICATION AND DESIGN

Quality is at the centre of everything that City & Country does. By combining experience with a fresh, creative approach and a strong emphasis on design and traditional craftsmanship, we deliver successful, award-winning developments.

Every detail is thoughtfully considered, materials and appliances carefully selected and traditional features complemented by the very best of modern technologies. Our homes consistently exceed expectation in terms of innovative, sympathetic design and high quality.

EXCEPTIONAL CUSTOMER SERVICE

As a first-class business we place the highest priority on customer care and delivering an exceptional experience. City & Country is delighted to have been announced as a winner of the 2022 In House Gold Award for Customer Service Satisfaction from our purchasers.

SUSTAINABILITY

Taking care of our precious heritage assets and with longevity in mind, we take steps to tread lightly. Our eco-friendly initiatives, energy efficiency and best of connectivity ensure our customers can live well, cherishing the past, enjoying the present and ensuring a sustainable future for generations to come.

The very nature of City & Country's work perfectly encompasses 'sustainability' – by restoring and converting redundant buildings the company provides them with exciting and viable future uses.

THE NATURAL ENVIRONMENT

City & Country works to integrate beautiful landscapes, rich in biodiversity, within all our developments. We invest heavily in protecting and enhancing the natural landscaping and local ecology at every site and pride ourselves on our commitment to distinctive designs that complement the setting of our properties.

We work closely with advisory bodies, to ensure that the best approach is being taken to conserve and repair important natural environments.

PLACEMAKING FOR TODAY AND FUTURE GENERATIONS

Realising opportunity and creating lasting value is important to our decision making and we are renowned for breathing new life and purpose into places through remarkable transformations where people and communities thrive and people love the experience of living. We want our developments to be as special to our generation as they were to past generations.

Our involvement also helps to regenerate surrounding areas and to bring employment opportunities.

AWARDS & ACCOLADES



IN-HOUSE RESEARCH 2025 Gold Award for Customer Satisfaction



WHATHOUSE?
AWARDS 2024
Housebuilder
of the Year



As a mutli-award winning developer scan here to uncover our list of awards in previous years.

WHATHOUSE? AWARDS 2024
Best Medium Housebuilder

WHATHOUSE? AWARDS 2024
Bronze for Best Exterior Design

Best Residential Development
1840 St George's Garden, London

UK AWARD PROPERTY AWARDS 2024
Best Single Apartment
Factory No 1 (The Director's Suite), Bristo

Best Apartment Development
1840 St George's Garden, London

UK AWARD PROPERTY AWARDS 2024
Best Single Apartment
1840 St George's Garden, London

UK AWARD PROPERTY AWARDS 2024
Best Residential Development
Burderop Park, Wiltshire

UK AWARD PROPERTY AWARDS 2024
Best Apartment Development
Factory No 1, Bristol

UK AWARD PROPERTY AWARDS 2024
Best Residential Development
Factory No 1, Bristol

UK AWARD PROPERTY AWARDS 2024
Best Residential Development
Manningtree Park, Essex

JK AWARD PROPERTY AWARDS 2024 Best Residential Development – Runner Up Sanderlina Reach, Essex

EVENING STANDARD AWARDS 2024 Best Conversion - Highly Commended 1840 St George's Garden, London

WHATHOUSE? AWARDS 202: Best Renovation - Silver (ing Edward VII Estate

SUSSEX HERITAGE TRUST AWARDS 2023 Winner of Landscape & Gardens and Large-Scale Residential King Edward VII Estate

EVENING STANDARD

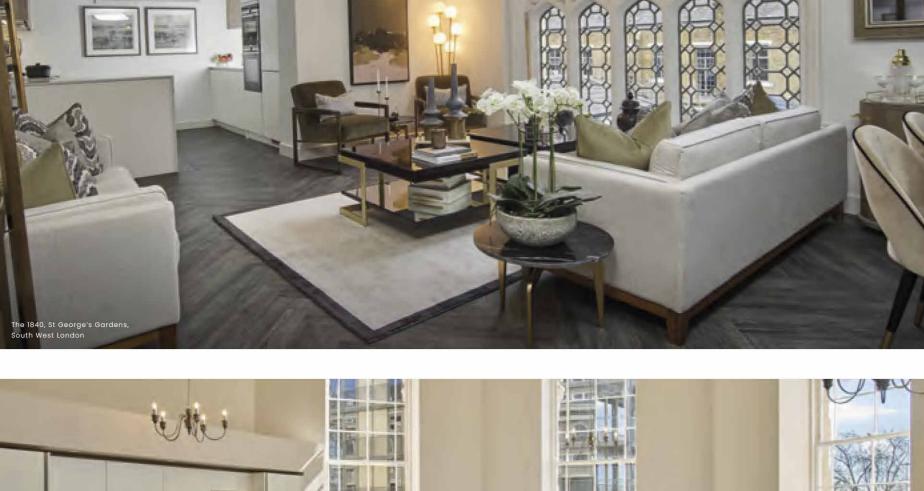
NEW HOMES AWARDS 2023

Best Conversion

The Engine House at King Edward VII Estate













EXCLUSIVE CRAFT-BUILT NEW HOMES

BY CITY & COUNTRY





The King's Collection at King Edward VII Estate offers elegant and stylish living within the grounds of a magnificent, historical and private estate. Bringing the outside in, each home offers energy efficiency, contemporary, high-specification, craft-built architecture and stunning views.





Just 52 minutes by train from London Waterloo, with Midhurst and Haslemere close by, this unique, award-winning setting combines gardens, nature and history with stylish modern living and lifestyle facilities.

cityandcountry.co.uk/kingedward.

01730 817 979 I CITYANDCOUNTRY.CO.UK KING'S DRIVE, MIDHURST, WEST SUSSEX GU29 0BJ



The information in this document is intended to act as a guide only to the finished product. Accordingly due to the City & Country policy of continual improvement the finished product may vary from the information provided and City & Country reserves the right to amend the specification. This development includes communal land and/or shared facilities. A management company has been set up by City & Country to ensure that these areas are continually managed to a high standard. This information does not constitute a contract, part of a contract or warranty. April 2025.

